



2022 April 11

MINUTES OF MEETING

A regular meeting of the Falls Creek Homeowners Association Board of Directors was held on April 11, 2022 via Zoom teleconferencing at 6:00 p.m.

Board Members Present

Kenton Graviss kentong3@att.net
Jim Conner jrconner@bellsouth.net
Will Craycraft will.craycraft@gmail.com
Jonathan Henry jthentry8@gmail.com
Nancy Dupps ndupps@trioapg.com
Bill Haley bh@kyrealtionline.net

Board Members Absent

Karen Triplett Meier, Secretary Karen.Meier@ky.gov
Cindy Calvert cindicalvert@gmail.com

Minutes of the January 6, 2022, Board Meeting.

The Board Minutes of Meeting were reviewed. Motion was raised to accept the said Minutes and dispense with the reading. The Motion was seconded, and unanimously accepted.

The meeting was called to order at 6:10 pm. by Jim Conner and Kenton Graviss, co-chairs.

General Business

A. Financials Update

1. Ky Realty emailed monthly Financials to board members. Fourteen delinquencies, 19 paid after cut-off date. Collections are current. Thirty day pre-lien demand letters mailed.
2. Motion was raised to accept the said Financials. The Motion was seconded, and unanimously accepted.
3. Motion was raised to take to small claims court for owed amounts. The Motion was seconded, and unanimously accepted.

Old Business

- #### A. Architectural Modification Request (“AMR”) change forms and Fencing Issues



2022 April 11

1. Fencing issues have been resolved within time frame designated.
2. Homeowners suggested changes to AMR form with Ky Realty and will be taken under advisement. KG and JC have reviewed two (2) changes to AMR forms addressing some ambiguity.
3. Motion was raised to accept the AMR form changes of KG and JC. The Motion was seconded, and unanimously accepted.
4. Barbour Lane fencing in need of maintenance and Beech Spring farms is having Ky Realty to assess and any needed repairs to be addressed.

B. Landscaping/ Front Entrance

1. CC has requested to redesign and redo the front and back entrance, board approved budget and designated landscaper.
2. BH stated that \$10,000.00 was previously approved.
3. JC to follow-up with CC regarding plans and get electronic approval from the Board members.

C. Directory

1. B. Haley has received of the updates for the directory. Approximately 20% have not responded. Many responded as "opting out".
2. The listings will be by address, alphabetically by name, and include maps.
3. Directory usually distributed every 2 to 4 years.
4. Haley to research cost

D. Miscellaneous

1. Snow removal – all positive comments received for prompt snow removal.
2. Walker has received payment for resolving the truck rollover damage.
3. JC reported problems with lights out at Hwy 42. BH stated that Walker responded and has ordered needed parts to address possible shorts.



2022 April 11

New Business

A. Yard Sale

1. JC reported that CC previously coordinated with surrounding neighborhoods and suggested including Barbour Manor.
2. WC to contact Jarod Cross for social media and signage information; and contact CC for surrounding neighborhood contacts.
3. ND said that it's customary for a June date.
4. BH stated that previous contacts were Marcie Roberts (Ivy Ridge) coordinates with Steve Myers (Beech Spring Farms) and will forward their contact information to WC.
5. Motion was raised to hold the yard sale in June; with WC as coordinator with surrounding neighborhood contacts, CC and Jarod Cross; and, hold from 8:00 a.m. to 2:00 p.m. The Motion was seconded, and unanimously accepted.

B. Falls Creek Facebook Page

1. WC received an inquiry regarding rules for political signs.
2. Per JC there are no restrictions for political signage except the signs would have to be on private property.
3. JH inquired into restrictions concerning rentals and Air B&Bs that protect the neighborhood from rentals.
4. JC stated there were currently no restrictions on rentals and Air B&Bs

Actions To Be Taken

- A. B. Haley to provide directory costs and provide contact information for yard sale neighborhood coordination to W Haycraft.
- B. J Conner to follow-up with CC regarding landscaping plans and do electronic Board approval.



2022 April 11

C. N. Dupes to get information regarding Air B&Bs.

The Next Board FCHA Meeting:

The next Board Meeting to be June 13th at 6:00 p.m..

Motion to adjourn, was seconded and unanimously passed. Meeting adjourned at 6:45 p.m.

Respectfully submitted,
Karen Triplett Meier
Secretary